

TABLE OF CONTENTS

Article I	Title and Purpose	
1.1	Title	I- 1
1.2	Purposes	I- 1
Article II	Zoning Districts and official Zoning Map	
2.1	Establishment of Zones	II- 1
2.2	Zoning Map	II- 2
Article III	Residence Districts	
3.1	AE Agriculture and Estate District	III- 1
3.2	R-1 Single Family Detached Residence District	III- 3
3.3	R-2 Single Family Detached Residence District	III- 6
3.4	R-3 Single Family Detached Residence District	III- 8
3.5	R-4 Attached Residence District	III-10
3.6	R-5 Multiple Family Residence District	III-13
Article IV	Commercial Districts	
4.1	C-1 Neighborhood Commercial District	IV- 1
4.2	C-2 Community Commercial District	IV- 4
4.3	C-3 General Commercial District	IV- 8
4.4	C-4 Regional Commercial District	IV-14
Article V	Office, Business Park and Industrial Districts	
5.1	O-1 Local office District	V- 1
5.2	O-2 office Park District	V- 3
5.3	BP Business Park District	V- 6
5.4	I Light Industrial District	V-11
Article VI	Special Districts	
6.1	COS Conservation and Open Space District	VI- 1

6.2 PIB Public and Institutional Buildings District

VI- 2

Article VII	General Regulations	
7.1	Substandard Residence Lots of Record	VII- 1
7.2	Regulation of Floodplain Lands	VII- 1
7.3	Air Rights	VII- 1
7.4	One Principal Building Per Lot	VII- 1
7.5	Arterial Street Regulations	VII- 1
7.6	Accessory Uses, and Yards	VII- 2
7.7	Fences	VII- 7
7.8	Home Occupations	VII-10
7.9	Special Conditions for Small Community Residences	VII-12
7.10	Storage of Trucks and Recreational Vehicles	VII-13
7.11	Temporary Uses	VII-14
7.12	General Business Regulations	VII-19
7.13	Public Utility Uses Permitted in All Districts	VII-20
7.14	Landscaping and Buffers	VII-21
7.15	Lighting on Any Site Adjacent to a Residence District	VII-31
7.16	Architecture	VII-33
7.17	Adult Regulated Use Locations	VII-34
Article VIII	Off-Street Parking and Loading	
8.1	General Provisions	VIII- 1
8.2	Off-Street Parking	VIII- 2
8.3	Off-Street Loading	VIII- 5
8.4	Parking and Loading Dimensions	VIII- 6
8.5	Required Number of Off-Street Loading Berths	VIII- 7
8.6	Parking Lot Landscaping Requirements	VIII- 7
8.7	Required Number of Off-Street Parking Spaces	VIII- 7
8.8	Parking Classes	VIII- 9
Article IX	Signs	
9.1	Purposes	IX- 1
9.2	Objectives	IX- 1
9.3	General Provisions	IX- 3
9.4	Exempt Signs	IX- 3
9.5	Prohibited Signs	IX- 6
9.6	Conditional Use Signs	IX- 7
9.7	Nonconforming Signs	IX- 7
9.8	Construction, Maintenance, Lighting and Safety	IX-10
9.9	Administration	IX-12

	9.10 Sign Standards	IX-15
	9.11 Standards for Temporary Signs	IX-15
	9.12 Standards for Non-Exempt Signs	IX-20
	9.13 Sign Area Bonuses	IX-27
	9.14 Special Sign Districts	IX-28
	9.15 Required Landscaping and Landscape Maintenance	IX-29
	9.16 Design Guidelines	IX-29
Article X	Non-Conformities	
	10.1 Purpose	X- 1
	10.2 Definitions	X- 1
	10.3 Restoration of Damaged Structures	X- 2
	10.4 Additions, Enlargements, and Alterations to Structures	X- 3
	10.5 Expansion	X- 3
	10.6 Moving of Structures	X- 4
	10.7 Conditional Uses Not Conforming	X- 4
	10.8 Intermittent Uses Nonconforming	X- 4
	10.9 Change in Activity	X- 4
	10.10 Discontinuance of Activity	X- 5
	10.11 Amortization	X- 5
	10.12 Administration	X- 5
	10.13 Extended Amortization Periods	X- 6
	10.14 Standards for Extended Amortization Schedule	X- 7
	10.15 Amortization Periods for Nonconformities	X- 8
Article XI	Administration and Enforcement	
	11.1 Building Permits and Certificates of Occupancy	XI- 1
	11.2 Certificates of Zoning Compliance	XI- 1
	11.3 Requirements for All Applications	XI- 4
	11.4 Violation, Penalty and Enforcement	XI- 9
	11.5 Plan Commission	XI- 9
	11.6 Zoning Administrator	XI-10
	11.7 Appeals	XI-11
	11.8 Amendments and Rezoning	XI-12
	11.81 Approval Procedure	XI-12
	11.82 Criteria for Zoning Amendments	XI-15
	11.83 Endangered Species	XI-16
	11.9 Variances	XI-18
	11.91 Approval Procedure	XI-18
	11.92 Findings of Fact for Variances	XI-21

	11.93 Use Variances	XI-22
	11.94 Conditions	XI-22
	11.95 Rights of Applicants and Property Owners	XI-22
Article XII	Conditional Uses	
	12.1 Purposes	XII- 1
	12.2 Existing Conditional Uses	XII- 1
	12.3 Approval Procedure	XII- 1
	12.4 Conditional Use Criteria	XII- 5
	12.5 Rights of Applicants and Property Owners	XII-11
	12.6 Entertainment Permits	XII-11
Article XIII	Planned Unit Development	
	13.1 Purpose	XIII- 1
	13.2 Qualification for Filing as a Planned Unit Development	XIII- 1
	13.3 Special Incentives for Planned Unit Developments	XIII- 2
	13.4 Special Requirements for Planned Unit Developments	XIII- 3
	13.5 Approval Procedure for Planned Unit Development	XIII- 4
	13.6 Preliminary Plan Filing Requirements	XIII- 8
	13.7 Final Plan Filing Requirements	XIII-11
	13.8 Findings of Fact	XIII-13
Article XIV	Applicability	
	14.1 General Scope	XIV- 1
	14.2 Application to Variations and Conditional Uses	XIV- 2
	14.3 Building Permits Issued Prior to Effective Date	XIV- 2
	14.4 Pending Applications	XIV- 3
	14.5 Repeal of Prior Provisions	XIV- 4
	14.6 Severability	XIV- 4
	14.7 Effective Date and Publication	XIV- 5
	14.8 Provisions Are Minimum Requirements	XIV- 5
	14.9 Provisions Are Cumulative	XIV- 6
	14.10 Provisions Are Not a Consent, License or Permit	XIV- 6
	14.11 Unlawful Uses and Structures Not Validated	XIV- 6
Article XV	Interpretation and Definitions	
	15.1 Word Usage	XII- 1

15.2 Definitions

XII- 3

Tables:

V-1 Permitted Sound Levels	V-16
V-2 Adjustments to Permitted Sound Levels	V-17
V-3 Maximum Ground Transmitted Vibration	V-18
V-4 Maximum Smoke Emissions	V-18
V-5 Adjustments to Particulate Standards	V-20
V-6 Permitted Emission of Toxic Matter	V-21
V-7 Standards for Detonable Materials	V-22
V-8 Standards for Flammable Liquids (I Light Industrial District)	V-23
V-9 Standards for Flammable Gases	V-23
VII-1 Permitted Obstructions in Required Yards	VII-6

Appendices:

Uses
Residential Bulk Regulations
Non-Residential Bulk Regulations